

**NOTICE OF TYPE III
DEVELOPMENT REVIEW
APPLICATION, OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE & PUBLIC HEARING**

(Form DS1302A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
October 16, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **November 24, 2009, at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.** Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

Project Name: **THE ORCHARD AT SALMON CREEK
SUBDIVISION**

Case Number: **PLD2009-00037; SEP2009-00062; WET2009-00048;
EVR2009-00030; GEO2009-00018**

Location: 12400 NE 42nd Avenue

Request: The applicant is proposing to divide approximately 5.93 acres located in an R1-10 zoning district into ten (10) single-family residential lots in four (4) phases using density transfer provisions of the ordinance.

Applicant: Kessi Consulting
James Kessi
6400 NE Highway 99 #G169
Vancouver, WA 98665
(360) 991-9300; (888) 237-6197 [fax]
james@land-nw.com

Contact Person: Same as applicant

Property Owner: Ellen and James Kessi
6400 NE Hwy 99 #G169
Vancouver, WA 98665

Zoning: R1-10

Comp Plan Designation: UL (Urban Low Density Residential)

Parcel Number: 186315-000

Township: 3 North **Range:** 1 East **SE ¼ of Section:** 25

Applicable Code Sections: 40.200 (General Provisions); 40.220.010 (Single-Family Residential Districts, R1-10); 40.350.010 (Pedestrian/Bicycle Circulation); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.430 (Geologic Hazard Area); 40.450 (Wetland Protection); 40.500.010 (Procedures); 40.510.030 (Type III Process); 40.520.010 (Legal Lot Determination); 40.540.040 (Subdivisions); 40.550.010 (Road Modification); 40.570 (SEPA); 40.610 & 40.620 (Impact Fees); Title 14 (Buildings and Structures); 15.12 (Fire Code); Title 24 (Public Health); RCW 58.17 (State Platting Laws) and the Clark County Comprehensive Plan.

Neighborhood Contact:

Pleasant Highlands Neighborhood Association; James Olson, President; 12521 NE Riley Court; Vancouver, WA 98686; 574-2052; E-mail: Jeo23@comcast.net

Staff Contact Person:

Planner: Vicki Kirsher (360) 397-2375, ext. 4178

E-mail: vicki.kirsher@clark.wa.gov

Team Name: Travis Goddard (360) 397-2375, ext. 4180.

Please email SEPA comments to: vicki.kirsher@clark.wa.gov
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Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1st floor.

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 6/30/09
Fully Complete Date: 9/15/09
Hold Dates: 9/16/09 to 9/23/09
Date of this notice: 10/1/09

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The Hearing Examiner's decision on the application may be appealed to the Board or County Commissioners by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeal Process:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner on any procedural SEPA appeal is final and can not be appealed to the Board of County Commissioners, but must be pursued through a judicial review. Appeals of the Hearing Examiner's decision and conditions of approval on the development proposal itself (including substantive SEPA appeals) are processed in accordance with Clark County Code 40.510.030(H), Type III Review Appeal Procedure. This type of appeal of the Hearing Examiner decision must be filed with the Board of County Commissioners within fourteen (14) days of issuing the Hearing Examiner's written decision.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 5 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

ENVIRONMENTAL CHECKLIST
RCW 197-11-960
THE ORCHARD AT SALMON CREEK SUBDIVISION

A. Background

1. **Name of proposed project, if applicable:** *The Orchard at Salmon Creek Subdivision*
2. **Name of applicant:** *Kessi Consulting*
3. **Address and phone number of applicant and contact person:**
6400 NE Hwy 99, #G169
Vancouver, WA 98665
Tel: (360) 991-9300
Fax: (360) 838-9986 james@land-nw.com
Contact person: *James Kessi*
4. **Date checklist prepared:** *May 2, 2009*
5. **Agency requesting checklist:** *Clark County*
6. **Proposed timing or schedule (including phasing, if applicable):** *Construction to occur after the phased land division is approved and weather and economic conditions permit. Multiple phases may require additional time to complete.*
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** *No.*
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** *Wetland Delineation, Geotech Investigation.*
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by our proposal? If yes explain.** *No.*
10. **List any government approvals or permits that will be needed for your proposal, if known.** *Clark County Preliminary Plat approval, wetland permit, critical areas permitting, NPDES permit.*
11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Divide 5.93-acre parcel into 10 single-family residential lots as a phased subdivision. The density transfer provisions will be utilized to allow for some flexibility in minimum lot area and dimensions.**
12. **Location of the proposal:** *Parcel #186315-000, 12400 NE 42nd Avenue, in the SE ¼ of Sec 25, T3N, R1E W.M. in Clark County, WA.*

B. Environmental Elements

1. Earth

- a. **General description of the site:** flat, rolling, hilly, steep slopes, mountainous, other. *The eastern buildable area of the site is mostly flat to gently sloping, with an area of steep slopes in the western part of the site.*
- b. **What is the steepest slope on the site (approximate percent slope)?** *The steepest natural slope is more than 40% along limited portions of the western side of the site.*
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.** *Clark County GIS describes the site as HoG (Hillsboro silt loam) 48% of parcel, and HoC (Hillsboro silt loam), 36% of parcel, CwA 15% of the parcel, and Su 1% of the parcel. For the entire site about 84% are non-hydric soils, and 16% hydric soils. All hydric soils are limited to the non-buildable areas.*
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** *Portion of the site mapped as potentially unstable slope.*
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.** *Several hundreds of cubic yards of grading may be required for construction of road, driveways, stormwater facility and homes.*
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** *Minor erosion can occur when the ground is disturbed. Erosion control measures, such as silt fences, cover crops, and bio-bags will be utilized as deemed necessary.*
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt to buildings).** *Future construction of homes and driveways may account for new impervious surface area of up to 50% of total site area.*
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** *Required minor grading will be done during the dry season, insofar as practicable. Erosion control measures such as silt fences, straw bales, ditch checks and culvert outfall protection, as well as temporary seeding and mulching will be incorporated as necessary and appropriate. The retention of as much on site vegetation where possible will also help reduce erosion during construction. Specific erosion control responsibilities and record-keeping requirements will be assigned to the construction contractor.*

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** *Typical automobile, truck, and equipment emissions will occur during road and site construction. Dust will occur during construction when weather is dry, but will be controlled if necessary by watering and other measures. After completion of the project, only those emissions associated with typical residential areas will occur.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None known.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any. *Standard emission control for equipment. Watering as necessary to control dust during construction.*

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *Yes. The upper reaches of an unnamed tributary of Salmon Creek.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans. *Yes, but mostly outside of buffers.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *N/A*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No water withdrawals will be necessary.*
- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan. *No.*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No.*

b. Ground water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. *Water will not be withdrawn from aquifers.*
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals. Agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *A stormwater facility will be provided for Stormwater runoff to be water quality treated and detained for metered release or infiltration per County regulations.*

c. Water runoff (including storm water):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?** *Runoff will be generated by the road, driveways and rooftops and will be collected and conveyed to an on-site treatment & detention facility prior to discharge or infiltration..*

Will this water flow into other waters? if so, describe. *Yes, treated runoff will be discharged to on-site drainage or be infiltrated..*

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.** *Some pollutants typically associated with automobiles may enter ground or surface water. Runoff will be treated in accordance with County Code.*

- d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** *The portion of the site involved in construction will be secured with erosion control prior to beginning activity. Where possible, the site will be vegetated after construction activity to reduce runoff.*

4. Plants:

- a. **Types of vegetation found on the site:**

- 1) **deciduous tree:** *Maple, Alder, Apple, Pear, Hazelnut, Plum, others*
- 2) **evergreen tree:** *Douglas Fir, cedar*
- 3) **shrubs:** *typical landscaping shrubs, including Arborvitae, Laurel & others;*
- 4) **grass:** *Typical grass lawn;*
- 5) **crop or grain:** *none*
- 6) **wet soil plants:** *bulrush.*
- 7) **water plants:** *Cattails.*

- b. **What kind and amount of vegetation will be removed or altered?** *Some vegetation, including trees, will be removed where necessary to construct road, and to grade lots for homes and driveways.*

- c. **List threatened or endangered species known to be on or near the site.** *None known.*

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any** *All areas disturbed by construction will be seeded, mulched and fertilized with cover crop mixes.*

5. Animals

- a. Any birds and animals, which have been observed on or near the site or are known to be on or near the site:
 - 1) birds: *songbirds, and other birds common to the northwest.*
 - 2) other mammals: *mice, voles, and other small mammals common to the northwest.*
- b. List any threatened or endangered species known to be on or near the site. *None known*
- c. Is the site part of a migration route? If so, explain. *As is most of Oregon and Washington, the site lies within the Pacific Flyway.*
- d. Proposed measures to preserve or enhance wildlife, if any: *Existing vegetation will be left in place, where feasible. An area of open space with natural vegetation is to be preserved.*

6. Energy and Natural Resources.

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *The completed project will use typical energy, i.e. electricity and natural gas, to meet the needs associated with residential homes (including lighting, heating, appliances, etc).*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No.*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *New home construction will meet all Washington State energy codes.*

7. Environmental Health.

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *None, other than those normally associated with typical residential construction operations.*
 - 1) Describe special emergency services that might be required. *None beyond what is normally required for residential developments.*
 - 2) Proposed measures to reduce or control environmental health hazards, if any. *None*
- b. Noise.
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Traffic noise should have not significantly affect this project.*
 - 2) What types and levels of noise would be created by or associated with the project on a

short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site. *Typical noise associated with clearing and grading for driveway. Development is scheduled to be done from between the hours of 7 am to 7 pm (approximately).*

- 3) **Proposed measures to reduce or control noise impacts.** *Mufflers on equipment as required. Construction will occur during normal working hours.*

8. Land and Shoreline Use.

- a. **What is the current use of the site and adjacent properties?** *The site is currently occupied by a single-family home. Residential uses exist on adjacent properties.*
- b. **Has the site been used for agriculture? If so, describe.** *Yes, for pasture and orchard use.*
- c. **Describe any structures on the site.** *A single-family home exists on the site in the NE corner.*
- d. **Will any structures be demolished? If so, what?** *A barn will be demolished.*
- e. **What is the current zoning classification of the site?** *R1-10*
- f. **What is the current comprehensive plan designation of the site?** *UL*
- g. **If applicable, what is the current shoreline master program designation of the site?** *N/A.*
- h. **Has any part of the site been classified as an "environmentally sensitive" area? if so, specify.** *Parts of the site are mapped as potentially unstable slopes, slopes greater than 25% and as severe erosion hazard area, and some areas are wetlands.*
- i. **Approximately how many people would reside or work in the completed project?**
Approximately. The anticipated future home construction will house 2.7 persons per house (average American owner-occupied household) for 10 lots is about 27 people.
- j. **Approximately how many people would the completed project displace?** *None.*
- k. **Proposed measures to avoid or reduce displacement impacts, if any:** *Preserve the existing home.*
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** *The site has been zoned for this use. Land division and home construction to meet all applicable regulations.*

9. Housing

- a. **Approximately how many units are provided, if any?** *No new residences will be built until after the subdivision site improvements are complete. Up to 10 new homes are anticipated. Indicate whether high, middle, or low-income housing. New homes are anticipated to be will be middle income type housing.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None.*
- c. Proposed measures to reduce or control housing impacts, if any: *None.*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *No structures are proposed at this time; new residences will be normal height and modern construction materials as required by County Code.*
- b. What views in the immediate vicinity would be altered or obstructed? *None.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *Housing will be constructed to meet Clark County Code requirements.*

11. Lighting and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *The proposed project does not involve any lighting other than normal household lighting.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No.*
- c. What existing off-site sources of light or glare may effect your proposal? *Normal household lighting exists and should be compatible with this development.*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Lighting will meet State glare standards.*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *The Greyhawk Neighborhood Park exists to the east in the vicinity of the site.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *No.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *This proposal will not have a significant affect on recreation. Impact fees will be paid as required.*

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. *None known.*
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *The archeological predictive for the site*

is:

Moderate (40-60%): 21%

Moderate-High (60-80%): 31%

High (80-100%): 48%

- c. **Proposed measures to reduce or control impacts, if any:** *Most of the High probability areas will remain as undeveloped areas in open space.*

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.** *The site is currently served by NE 124th St (public). A private or public road and private driveways will be constructed to serve the created lots.*
- b. **Is the site currently served by public transit? According to Clark County GIS, there is a C-Tran route along NE Hwy 99. If not, what is the approximate distance to the nearest transit stop?** *More than ¼ mile.*
- c. **How many parking spaces would the completed project have? Approximately 2 parking spaces on each residential home site (26 total)**
How many would the project eliminate? *None.*
- d. **Will the proposal require any new road or streets, or improvements to existing roads or streets, including driveways? If so, generally describe (indicate whether public or private).** *Private or public roads and shared driveways will be constructed to serve the created lots.*
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** *This project will not use rail transportation.*
- f. **How many vehicular trips per day would be created by the completed project? If known, indicate when peak columns would occur.** *Approximately up to 10 new peak PM hour trips or 130 ADT will be generated after completion of the residences.*
- g. **Proposed measures to reduce or control transportation impacts, if any:** *Payment of applicable impact fees, construction of required frontage improvements.*

15. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.** *Yes, as is typical for new construction, the project will result in an increased need for all public services for the new future homes.*
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** *Impact fees will be paid for each residential lot to help fund school and park improvement projects. All new homes will be required to pay ongoing taxes to support these services*

16. Utilities

- a. Utilities currently available at the site: *Water, sewer, power, telephone and gas.*
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. *Power - Clark Public Utilities; natural gas- NWNG; water – Clark Public Utilities; sewer- Clark Regional Wastewater District sewer system; and phone.*

C. Signature.

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
James Kessi

Date submitted: 6/29/09

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Increases are not likely or proposed with the project.

Proposed measures to avoid or reduce such increases are:

Compliance with all local laws and regulations.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

Not anticipated. The proposed project appears to create minor changes to existing conditions. Some grass and trees will be removed for construction. No animals, fish or marine life should be affected.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Several existing trees will be preserved as possible on-site. landscaping and planting of trees, vegetation and open grassy areas will be provided with home construction. Existing and new landscaping will provide habitat for any local creatures.

- 3. How would the proposal be likely to deplete energy or natural resources?**

Electricity and/or natural gas will be used by the home inhabitants to cook and heat with. Natural resources will be maintained and enhanced where possible.

Proposed measures to protect or conserve energy and natural resources are:

Modern energy conservation construction materials and practices will be utilized, such as double pane glass, low flow water fixtures, energy efficient appliances, and other similar conservation materials. Several existing trees will be preserved on-site. Landscaping and on-site planting of trees, vegetation and open grassy areas will occur with home occupancy.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The sensitive portion of the site will not be disturbed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Provide setbacks from any sensitive areas.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Does not apply.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Does not apply.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The existing transportation system and public services have sufficient capacity to accommodate this project.

Proposed measures to reduce or respond to such demand(s)

This project provides new affordable type housing opportunities in this area of Clark County. Residents can access local area businesses and services and will also have access to mass transit and local services helping to reduce transportation demands. Impact fees will be paid. Public services will be extended as required.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Does not apply.

KESSI CONSULTING JAMES HESSI
 6450 NE HWY 99 #160
 VANCOUVER WA 98065
 312-931-9300 P 888-232-6197
 PROJECT MANAGER JAMES HESSI
 DATE: 08/01/2009
 DRAWN BY: JCH
 CHECK BY: JCH
 DATE: 08/01/2009 PROJECT: Court

SW 1/4 of Section 25 T3R1E WM

Major Roads
State
State On-Ramp
Interstate
Interstate On-Ramp
Primary Arterial
Arterial
Roads
Municipal Jurisdiction
Unincorporated
Incorporated

Community Development (Development Serv

Plot Date: Oct 1, 2009

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:2925.13)